



### AGENDA

Site Development Review Committee  
Regular Meeting  
Tuesday – February 7, 2006 @ 10:00 a.m.  
*Council Chambers, Bryan Municipal Building*

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**WORKSHOP:** (SDRC Members Only) Room 305, Bryan Municipal Building @ 9:30 a.m.

### **NEW APPLICATIONS:**

1. **Conditional Use Permit. CU06-01. WTF in Retail.** This is a request to allow a Wireless Telecommunication Facility (WTF) in an 'R' Retail zoning district. The proposed site is a self-storage facility located near the intersection of E. Villa Maria Road and Briarcrest Drive. (1246 E. Villa Maria).  
CASE CONTACT: Beth Wilson (RPR)  
OWNER/APPLICANT/AGENT: Charles Neeley/T-Mobile Texas, LP/Shawn St. John  
SUBDIVISION: Hubert Graham Subdivision
2. **Final Plat. SP06-04. Traditions Clubhouse.** This is a site plan proposing a 24,000 sf Clubhouse building and 2 accessory structures totaling 636 sf. This property is located on Club Drive, within the Traditions Country Club.  
CASE CONTACT: Beth Wilson (CEK)  
OWNER/APPLICANT/AGENT: Traditions Club by Melrose/Eddie Hare/Texcon  
SUBDIVISION: Traditions

### **REVISIONS: (May not be distributed to all members)**

1. **Site Plan. SP05-49. Coufal-Prater Equipment.** This is a site plan proposing two new buildings at the existing site consisting of 15,390sf and 2,460sf. This property is located at 3110 West State Highway 21.  
CASE CONTACT: Stephen Gage (RPR)  
OWNER/APPLICANT/AGENT: Coufal-Prater Equipment Ltd/Tim Prater/Garrett Engineering  
SUBDIVISION: Prater
2. **Replat. RP06-02. Eastside Re-Survey Addition.** This is a plat proposing to reconfigure 3 lots for residential development. The property is located at the northwest corner of the intersection of S. Gordon Lane and E. 28<sup>th</sup> Street (307 S. Gordon Lane).  
CASE CONTACT: Stephan Gage (MTM)  
OWNER/APPLICANT/AGENT: Fusion Investment Group/Same as Owner/Galindo Engineers & Planners, Inc.  
SUBDIVISION: Eastside Re-Survey Addition
3. **Amending Plat. AP06-01. Memorial Village.** This is a plat to remove the "Townhouse" restriction from Lot 1A. The parcel is located at the northwest corner of De Lee Street and Village Drive near E. 29<sup>th</sup> Street.

CASE CONTACT: Martin Zimmermann (CEK)  
OWNER/APPLICANT/AGENT: Anne Keady/Same as Owner/Kerr Surveying  
SUBDIVISION: Memorial Village

4. **Preliminary Plan. [PP06-01](#). Final Plat. [FP06-02](#). Park Hudson Subdivision–Phase 7.** This is plat consisting of 2 lots, being approximately 4.655 acres, for planned development use. This site is located at the southwest corner of the intersection of FM 60 and Corporate Center Drive.

CASE CONTACT: John Dean (CEK)  
OWNER/APPLICANT/AGENT: David Dudycha/Brett Cumpton/McClure & Browne Engineering  
SUBDIVISION: Park Hudson Phase 7

5. **Site Plan. [SP 05-56](#). Brazos County Exposition Center.** This is a site plan proposing three buildings consisting of an exhibit hall (47,679sf), covered arena (77,739sf) and a stall barn (62,895sf) on a 159 acre tract. This property is located off of Highway 47 northwest of the intersection with West Villa Maria Road.

CASE CONTACT: Beth Wilson (RPR)  
OWNER/APPLICANT/AGENT: Brazos County/Same as owner/Kling Engineering  
SUBDIVISION: TJ Wooten Survey

6. **Site Plan. [SP06-03](#). Brazos County Industrial Park, Phase III.** This is a partial site plan proposing the 5,000 sf and 10,500 sf expansion of two existing buildings in the Brazos County Industrial Park, Phase III. The property is located at the intersection of Independence Avenue and Industrial Blvd., near F. M. 2818 and State Hwy 21 (1500 Independence Blvd).

CASE CONTACT: Martin Zimmermann (CEK)  
OWNER/APPLICANT/AGENT: Saint–Gobain Norpro Corp./Madison Construction Co./McClure & Browne  
SUBDIVISION: Brazos County Industrial Park #3

7. **Preliminary Plan. [PP05-27](#). Miramont Subdivision – Sections 3.** This is a plat proposing 31 lots consisting of 19.797 acres for a planned development use. This property is located off of the west side of Miramont Circle.

CASE CONTACT: John Dean (CEK)  
OWNER/APPLICANT/AGENT: Adam Development Properties LP/Same as owner/McClure & Browne  
SUBDIVISION: Miramont